

ACTION AGENDA

HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR

Room B-8 – Lower Level - Civic Center

2000 Main Street Huntington Beach California

WEDNESDAY, FEBRUARY 14, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Ron Santos, Jeanie Cutler

MINUTES: January 10, 2007

APPROVED AS SUBMITTED

ORAL COMMUNICATION: NONE

SCHEDULED ITEMS:

1. PETITION DOCUMENT: TENTATIVE TRACT MAP NO. 17068/CONDITIONAL USE

PERMIT NO. 2006-022 (SLATER AVENUE

CONDOMINIUMS)

APPLICANT: Bao Nguyen

REQUEST: To permit a one-lot, 0.33 acre subdivision for

condominium purposes. <u>CUP:</u> To construct five, two-story

attached condominium dwelling units.

LOCATION: 7911 Slater Avenue, Huntington Beach (northeast corner of

Slater Avenue and Keelson Lane)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of

approval

APPROVED WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 2006-187/ CONDITIONAL

USE PERMIT NO.2007-003 (LIBERTY AVENUE

CONDOMINIUMS):

APPLICANT: Duc Nguyen

REQUEST: To permit a 8,910 sq. ft. one-lot subdivision for

condominium purposes <u>CUP</u>: To construct three, two-story condominium dwelling units exceeding 25 ft. in height on a lot with a grade differential exceeding three ft. between the high and low point. The request includes a review and analysis for

compliance with the Infill Lot Ordinance. The Infill Lot
Ordinance encourages adjacent property owners to review
proposed development for compatibility/ privacy issues, such
as window alignments, building pad height, and floor plan

lavout.

LOCATION: 7822 Liberty Avenue, Huntington Beach (south side of Liberty

Avenue, west of Beach Blvd.)

PROJECT PLANNER: Ron Santos

ACTION AGENDA Continued

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.

2 (07za0214)